

detached house
Fraioli
€ 49.000
Ref. AC99-149-1242



180 sq.m | Bathrooms: 2 | Bedrooms: 4 | Rooms: 10

Marta house

In Rocca D'Arce, in the locality of Fraioli, we are pleased to offer for sale two independent houses on the same plot of land, one in excellent condition, the other to be restored.

The first property is immediately habitable and consists of a terraced entrance that precedes the door, living room with open kitchen, two bedrooms, bathroom, garage, cellar and closet.

The windows are new in double-glazed aluminum, as are the electrical and water systems, while the heating system is absent but there is the ideal flue for installing a pellet stove or fireplace. The roof has been completely restored.

The second independent house needs to be restored internally, it is made up of a double entrance, one for vehicles and one for pedestrians, on the ground floor there is the rustic kitchen and a cellar, while on the first floor there are two mezzanine bedrooms with a bathroom and a small terrace connects them externally. In this second solution, the systems need to be updated, as well as the fixtures and the roof.

The garden is about 600 square meters flat and has a panoramic view of the surrounding hills, with various fruit trees. The whole property is fenced, it enjoys a 360 degree exposure which makes it very bright and airy.

Unrepeatable opportunity.

For information or appointments 3493400492 - For International Clients 00393348094290

Certification

Energy Class: G

Property Informations

Address: Via Fraioli, snc

Zip Code: 3030

Bedrooms: 4

Bathrooms: 2

Rooms: 10

State of Preservation: Excellent

Level: On two-levels

Total Floor: 1

Parking: Uncovered Parking

Age Construction: 1900

Balconies: Present, 4 sq.m

Terrace: Present, 20 sq.m

Garden: Private, 600 sq.m

Kitchen: Regular Kitchen

Box: Single, 18 sq.m

Features

Terrace: 20 □

Tv Antenna: Autonomous

Tv SAT: Autonomous

Closet

ADSL Coverage

Cellar: 20 □

Fastweb Coverage

Fireplace

Telephone System

Wiring: By Law

Shower

Aluminum Frames

Shutters

Nearby

Football Fields

Fitness Centers

Bike Lanes

Playgrounds

Railway Station

Public Transport

Kindergarten

Elementary Schools

Cafe

Post Offices

Municipal Offices





Alfano Real Estate S.r.l.

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